

City of Flagstaff
Preliminary Commercial Plan Review Comment Letter

Applicant:		Project/Address:	
Date of submittal:	Permit: BCBL/BCBM T200_____	Plans Examiner: Servando Prado or Bill Jensen Phone numbers: 779-7631 ext <u>7257</u> or <u>7242</u>	
Action/Date			Re-submittal date:

A preliminary plan review has been completed for the above project. There is insufficient information submitted to continue for Code compliance. The items listed below are required, but shall not be construed as being all-inclusive. A full plan review will continue once the applicant has made all the necessary corrections. Please contact the assigned plans examiner if you have any questions regarding the following comments or need clarification on the plan submittal process. Please indicate revisions and corrections in "cloud bubble" with a delta and revision date referenced. Any new sheets and calculations must be referenced in the same manner. Return this Plan Review Comment Letter with your re-submittal and a response letter. All revisions must be incorporated into three (3) complete sets. Plans shall be deemed abandoned 180 days after filing unless it has been pursued in good faith, extended by Building Official, or permit is issued (2003 IBC Section 105.3.2).

General Code Information:

_____ Provide following information on Title Sheet:

- a) Address of Project. Assure that address matches Permit Application address.
- b) Use(s) of Building/Structure as per 2003 IBC Chapter 3.
- c) Occupancy Type(s) as per IBC Chapter 3.
- d) Identify and describe work to be covered on Permit Application as per IBC 105.3.
- e) Size of proposed Building/Structure.
- f) Whether Building/Structure is equipped with a Fire Protection System.
- g) Construction Type of Building/Structure as per IBC Chapter 6.
- h) Occupant Load of Building/Structure. If mixed Occupancy, provide Occupant Loads for each particular use and the combined total loads as per IBC Table 1004.1.2.
- i) Egress Exit requirements as required per IBC Chapter 10.

_____ Provide contact information for the Registered Design Professional in Responsible Charge or drafts person and any other Registrants' involved with this project. Include mailing address, e-mail address, phone number, and fax number.

_____ Incorrect Building Codes incorporated in design of Building/Structure. Please revise.

_____ Provide an index of attached drawings.

_____ Registrant "stamp" missing, not signed, or not dated on Sheet(s)_____.

Architectural Information:

_____ Provide a site plan with North arrow, contour lines, distances to structures from the property, utilities, easements, and meter sizes.

_____ Provide a vicinity map.

_____ Provide foundation plan(s), roof plan(s), floor plan(s), reflected ceiling plan(s), and any others necessary for completion of project. Scaled and Dimensioned. ($\frac{1}{4}" = 1'-0"$ recommended)

_____ Label each room/area with its intended use.

_____ Label all exits, exit access, exit discharge, and components of means of egress system.

_____ Use door and window schedules or label plans. Indicate type, size, safety ratings, etc.

_____ Provide exterior elevations, interior elevations, and other elevations as necessary.

Show existing/new grading elevations on exterior elevations.

Structural Information:

- _____ Provide Engineered, Proprietary Building System Calculations/Specifications, and shop drawings. These documents need to have been reviewed and approved with **no** exceptions taken by Registrant. The calculations will require load considerations for dead loads, live loads, snow loads, wind loads and seismic loads. These loads may be concentrated or uniform and need to be clearly defined.
- _____ Provide foundation details. Details need to consider soil bearing, excavation, grading, footing details, hold downs, imposed loads, foundation walls, damp proofing, waterproofing, piers, piles, concrete specifications, and any other necessary information.
- _____ Provide roof details. Details need to consider general design requirements for all materials and/or systems used in roof structure. Details require that all materials, slopes, proprietary roof system specifications, insulation, fire classification, connectors, flashing, and the method of attachment to building/structure to be clearly identifiable. If an engineered roof system is to be used then it must be cross-referenced on the roof plan without any discrepancies.
- _____ Structural framing details must contain specifics of materials being used such as GLB, "Timberstrand," "TJI" flooring, (4)1/2" lag bolts, Simpson Connectors, etc.
- _____ Provide Sections of complex areas of the building and all connections in load paths. Typical sections will specify materials, connectors, and framing methods. Sections will include roof assembly, partition assemblies, and foundation. Details are used to identify materials and transitional portions of the building.

Electrical Information:

- _____ Provide electrical power and lighting plans. Plans shall contain fixtures, fixture locations, circuit and panel runs, conductor materials, conductor sizes, and conduit information.
- _____ Provide electrical calculations for entire system assuring that AIC rating is included.
- _____ Provide a single line diagram of entire electrical system. Single line shall be designed from power source to panels. The diagram will consider service entrance, loads, protection of electrical system, meters, runs, fuses, and panels.
- _____ Provide panel schedules. Schedules shall include type, panel name, AIC series or fully rated system, volts, amps, loads applied, and circuit numbers with use and/or area used.

Plumbing Information:

- _____ Provide plumbing plans, details, isometrics, and schedules for entire plumbing system.
- _____ Provide plumbing calculations for supply, waste, and venting.
- _____ Provide dimensional requirements for fixtures needing to comply with ADA accessibility.

Mechanical Information:

- _____ Provide mechanical plans. Plans shall contain heating and cooling unit sizes and locations, exhaust venting, gas lines, fire protection, supply and return air locations, details of complex areas and other essential information.
- _____ Provide mechanical calculations, specifications, details, and schedules of entire mechanical system.

Other Requested Information:
